

UTILITY EASEMENT

FOR VALUE RECEIVED, ROGER G. AAS and IDA L. AAS, husband and wife (GRANTORS) of Sheridan County, Wyoming, grant and convey to the TOWN OF RANCHESTER, a Wyoming Municipal Corporation, whose address is P.O. Box 236, Ranchester, WY 82839 (TOWN), its successors and assigns, a perpetual easement to install, construct, reconstruct, alter, operate, maintain, inspect, repair and remove utilities, including, without limitation, water and sewer lines and mains, and electric distribution systems, street lighting, communication systems, fire hydrants and other equipment and appurtenances as may be necessary or convenient for the operation of the utilities, with the right of ingress and egress to and from the same on, over, under, through and across the following described lands situate in Sheridan County, Wyoming:

A portion of Lot 24, Wondra Subdivision, Town of Ranchester as per the official plat on file in the office of Sheridan County Clerk, located in Lot 4, Section 18, Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the Northeast corner of said Lot 24; thence North 89°43'23" West a distance of 50.18 feet to an angle point on the Northerly line of said Lot; thence South 0°16'14" West a distance of 20.19 feet to an angle point on the Northerly line of said Lot; thence South 89°38'27" East a distance of 10.00 feet; thence North 0°16'14" East a distance of 10.20 feet; thence South 89°43'23" East a distance of 40.18 feet to the East line of said Lot; thence North 0°16'37" East a distance of 10.00 feet along said East line to the point of beginning, said portion of Lot 24 contains 604 sq. ft., more or less.

Grantors warrant that they have good, marketable title to the lands which are affected by this easement, free and clear of all encumbrances and that they have full power and authority to grant this easement to the Town.

Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 5th day of July, 1994.

Roger G. Aas
Roger G. Aas
Ida L. Aas
Ida L. Aas

STATE OF WYOMING)
COUNTY OF SHERIDAN)ss

The foregoing instrument was acknowledged before me by ROGER G. AAS and IDA L. AAS, husband and wife this 5th day of July, 1994.

WITNESS my hand and official seal.

Dawn D. Gould
Notary Public

My Commission expires: 6-15-96

